

133.0

0006

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

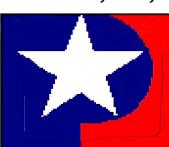
Total Card / Total Parcel

USE VALUE:

1,115,100 / 1,115,100

ASSESSED:

1,115,100 / 1,115,100


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
54		TEMPLE ST, ARLINGTON

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		9908.000	469,600		645,500	1,115,100			85678
									GIS Ref
									GIS Ref
									Insp Date
									02/09/09
									10386!

OWNERSHIP

Unit #:

Owner 1: COHEN NEIL--ETAL

Owner 2: COHEN CYNTHIA ENGLISH

Owner 3:

Street 1: 54 TEMPLE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .227 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1935, having primarily Wood Shingle Exterior and 2525 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9908	Sq. Ft.	Site			0	90.	0.72	10									645,516						645,500	

Total AC/HA: 0.22746

Total SF/SM: 9908

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 645,516

Spl Credit

Total: 645,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 5 - Cape	1	Rating: Good		Full Bath: 1	Rating: Good			STAIRS TO UAT, 2 BMTS (14X38 SUB BMT).										
Sty Ht: 1T - 1 & 3/4 Sty				A Bath: 1	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good													
Foundation: 3 - BrickorStone				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average													
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:													
Sec Wall: %				OthrFix:	Rating:													
Roof Struct: 1 - Gable																		
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good													
Color: WHITE				A Kits:	Rating:													
View / Desir:				Fpl: 2	Rating: Average													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: B - Good (-)																		
Year Blt: 1935		Eff Yr Blt:																
Alt LUC:		Alt %:																
Jurisdct:		Fact: .																
Const Mod:																		
Lump Sum Adj:																		
INTERIOR INFORMATION				DEPRECIATION														
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %													
Prim Int Wal 2 - Plaster				Functional:	%													
Sec Int Wall: %				Economic:	%													
Partition: T - Typical				Special:	%													
Prim Floors: 3 - Hardwood				Override:	%													
Sec Floors: %				Total:	18.6 %													
Bsmt Flr: 3 - Hardwood																		
Subfloor:																		
Bsmt Gar: 2																		
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 2 - Gas																		
Heat Type: 5 - Steam																		
# Heat Sys: 1																		
% Heated: 100		% AC:																
Solar HW: NO	Central Vac: NO																	
% Com Wal	% Sprinkled																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 133.0-0006-0009.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N				Total Yard Items:				Total Special Features:				Total:						